

012752

QUITCLAIM DEED WITHOUT COVENANT

NO TRANSFER
TAX PAID

That Kennebec Federal Savings & Loan Association, a Maine Banking corporation with its principal office in Waterville, County of Kennebec and State of Maine, for consideration paid, releases to Kennebec Federal Savings & Loan Association, a Maine Banking corporation with its principal office in Waterville, County of Kennebec and State of Maine and whose mailing address is 70 Main Street, Waterville, Maine, its successors and assigns, as follows:

39-77
39-78
39-155

PARCEL I

A CERTAIN LOT or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEGINNING at an iron pin in the southwest corner of lot of land now or formerly of Clovis Belanger and in the westerly line of King Street; thence southerly along the westerly line of said King Street seventy-eight and nine tenths (78.9') feet to the northeasterly corner of lots of land now or formerly of Peter Michaud; thence westerly along the northerly line of said Michaud ninety-six and five tenths (96.5') feet to an iron pin; thence southerly about sixty-six (66') feet to land now or formerly of one Begin; thence westerly along the line of said Begin and the land of the Grantor one hundred seventy-three (173') feet to a point near the wharfing; thence northerly one hundred sixty (160') feet to an iron pipe; thence easterly two hundred twenty-seven (227') feet; thence southerly twenty-two (22') feet to a point five (5') feet northerly of the northwest corner of the barn on these premises hereby conveyed; thence easterly and parallel with the northerly side of said barn twenty-five and five tenths (25.5') feet to a point just five (5') feet northeasterly of said barn; thence southerly twenty and eight tenths (20.8') feet to a stone bound; thence easterly forty-five and eight tenths (45.8') feet to the point of beginning.

EXCEPTING AND RESERVING to the Grantor so long as he may own the land next adjoining these premises a right of way fifteen (15') feet in width along the lines of said Peter Michaud and Begin from King Street to the westerly line of said Begin.

PARCEL II

ANOTHER CERTAIN LOT or parcel of land situate in Waterville and bounded and described as follows:

BEGINNING at an iron pin in the southerly line of land now or formerly supposed to be owned by James Lessard or Thomas Lessard and numbered fifty (50) King Street, which pin is located one hundred twenty and seven tenths (120.7') feet westerly of a stone bound at the southeast corner of the said James Lessard lot; thence running southerly one hundred forty-seven and four tenths (147.4') feet to an iron pin located ninety (90') feet westerly from the west line of said King Street; thence running westerly at right angles with last described line one hundred five and two tenths (105.2') feet to an iron pin in the easterly line of the Kimball estate; thence running northerly along the above named Kimball line and the Cyr line one hundred two and eighty-five hundredths (102.85') feet to an iron pin; thence running easterly one hundred thirty-nine and five tenths (139.5') feet to the iron pin begun at.

PARCEL III

ANOTHER CERTAIN LOT or parcel of land situate in said Waterville, and bounded and described as follows, to wit:

BEGINNING at an iron pin in the southeast corner of the lot first above described, and in the westerly line of land now or formerly of one Ferland; thence running southerly along said Ferland's westerly line forty-six (46') feet to an iron pin in the southwesterly corner of said Ferland lot; thence running westerly ninety-two and two tenths (92.2') feet to an iron pin in the Kimball line, so-called, which is located sixty-one and five tenths (61.5') feet northerly from the bend or elbow in said Kimball line; thence running northerly fifty-six and three tenths (56.3') feet to an iron pin located in said Kimball line and at the southwest corner of above described lot; thence running easterly along the southerly line of last mentioned lot to the point of beginning.

EXCEPTING AND RESERVING, however, from the parcels two and three (II and III) described above the following parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin set in the ground in the east boundary of land now or formerly of Norman Picher, which pin is located one hundred thirty-five (135') feet from Summer Street, so called; thence running southerly from said bound a distance of fifteen (15') feet to an iron pin; thence running in a southwesterly direction one hundred (100') feet to an iron pin set in the east boundary of land now or formerly of Alice D. Michaud; thence running northerly along the east boundary of said Alice D. Michaud's land sixty (60') feet to an iron pin; thence running easterly from the last mentioned bound a distance of seventy (70') feet to the iron pin which marks the point of beginning.

PARCEL IV

ANOTHER CERTAIN LOT or parcel of land situated in said Waterville, bounded and described as follows; to wit:

BEGINNING at an iron pin located in the east boundary of land now or formerly of Alice D. Michaud, which iron pin is located one hundred ninety-five (195') feet from Summer Street; thence running southerly from the last mentioned bound a distance of thirty (30') feet to an iron pin; thence running westerly from the last mentioned bound a distance of six (6') feet, five inches (5") to an iron pin; thence running northerly from the last mentioned bound a distance of thirty (30') feet to an iron pin set in the ground; thence running easterly from the last mentioned bound a distance of twelve (12') feet to an iron pin which marks the point of beginning.

PARCEL V

ANOTHER CERTAIN LOT or parcel of land, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

BEGINNING at the southeast corner of land now or formerly of Z. Bashier; thence in the west line of King Street fifty (50') feet to a stone monument in the north line of land formerly of Ann M. Pulsifer; thence west in said north line ninety (90') feet to land now or formerly of said Pulsifer; thence north in the east line of said Pulsifer's land fifty (50') feet to land of said Bashier;

39-77
39-78
39-155

thence east in the south line of said Bashier's land to the point of beginning.

PARCEL VI

ANOTHER CERTAIN LOT or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin driven in the ground in the easterly line of Summer Street, located two hundred (200') feet southerly of the south line of Gold Street; thence northerly along the easterly line of Summer Street sixty (60') feet to an iron pipe driven in the ground; thence easterly and parallel with the southerly line of Gold Street one hundred forty-one (141') feet to an iron pin driven in the ground in the westerly line of the Joseph T. Tardiff right of way; thence southerly along the westerly line of the said Tardiff right of way sixty-eight and one half (68 1/2') feet to an iron pin driven in the ground; thence westerly one hundred seven and six tenths (107.6') feet to the point of beginning.

ALSO the use of a right of way known as the Joseph T. Tardiff right of way, bonded and described as follows, to wit:

BEGINNING at a stone bound in the southerly line of Gold Street, located two hundred twenty-five (225') feet easterly of the east line of Summer Street; thence southwesterly along the westerly line of the land of Napoleon Latuilpe two hundred thirty-three and one half (233 1/2') feet to an iron pin driven in the ground at the easterly corner of land now or formerly owned by heirs of Frank Cyr.

THE above right of way to be twelve (12') feet wide and to lie westerly of the above described line, for the use of the said Arthur J. Gagne, his heirs and assigns forever.

PARCELS I THROUGH VI being the same premises acquired by Carl E. and Darleen L. Gagne by Warranty Deed from Arthur J. Gagne, which Deed is dated October, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2511, Page 236. Reference is also made to a Divorce Decree between Carl E. Gagne and Darlene L. Gagne recorded in the Kennebec County Registry of Deeds in Book 2785, Page 173. Also reference is made to a Warranty Deed from Carl E. Gagne to Carle E. Gagne and Donna Bailey Gagne recorded at the Kennebec Registry of Deeds.

REFERENCE is also made to a deed from Arthur J. Gagne to Jean A. Gagne, Carl E. Gagne, David A. Gagne and Jane A. Gagne Routhier dated September 14, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2068, Page 65 and to a Deed from Carl E. Gagne, David A. Gagne and Jane A. Gagne Routhier to Arthur J. Gagne dated July 6, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2485, Page 105 and a Deed from Jean A. Gagne to Arthur J. Gagne dated June 28, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2485, Page 107.

PARCEL VII

ALSO ANOTHER CERTAIN LOT or parcel of land, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

39-77
39-78
39-55

EASTERLY by King Street; northerly by land, formerly of Fred Pooler and now or formerly of Anna Bolduc; westerly by land now or formerly of Thomas H. Lessard; and southerly by land now or formerly of said Thomas H. Lessard.

PARCEL VII being the same premises conveyed to Carl E. Gagne by Warranty Deed of Robert J. Pellerin dated August 28, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2847, Page 72. Also reference is made to a Warranty Deed from Carl E. Gagne to Carl E. Gagne and Donna Bailey Gagne and recorded in the Kennebec Registry of Deeds.

Being the same premises conveyed to Kennebec Federal Savings & Loan Association by a Mortgage Deed from Carl E. Gagne and Donna Bailey Gagne and recorded in the Kennebec County Registry of Deeds in Book 3260, Page 250. Kennebec Federal Savings & Loan Association commenced an action for foreclosure by Civil Action by filing a Complaint with the State of Maine, Seventh District Court, Division of No. Kennebec County on September 22, 1994, which action bears Civil Action Docket No. WAT-94-CV-162. A Judgment of Foreclosure and Sale was signed on December 30, 1994 and entered onto the docket on December 30, 1994.

Witness their hand and seal this 20th day of June, 1995.

Signed, Sealed and Delivered
in the presence of:

Rene M. Turner
Witness

KENNEBEC FEDERAL SAVINGS & LOAN
ASSOCIATION

BY: Allan L. Rancourt
Print Name: Allan L. Rancourt
Title: President

STATE OF MAINE
COUNTY OF KENNEBEC

Date: June 20, 1995

Personally appeared the above named Allan L. Rancourt,
President of Kennebec Federal Savings & Loan Association and
acknowledged the foregoing instrument to be his/her free act and
deed in said capacity and the free act and deed of said
corporation.

Before me,

Doris A. Ames
Notary Public
Printed Name: Doris A. Ames
My Commission Expires: 4-28-98

RECEIVED KENNEBEC CO.

95 JUN 26 AM 9:00

ATTEST: Thomas H. Lessard
REGISTER OF DEEDS

39-77

39-78

39-155